

691 Melton Road, Gisborne, Vic 3437



Acreage For Sale

Tuesday, 28 November 2023

691 Melton Road, Gisborne, Vic 3437

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 64 m2

Type: Acreage



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\$3,900,000 - \$4,290,000

'Kirkton' presides over an elevated 160-acre (approx.) landholding and comprises a farmhouse with magnificent views, self-contained guest/staff accommodation, cattle and equestrian infrastructure, and endless lifestyle assets. The vast property offers extensive grazing pastures & is suitable for multiple business ventures including lifestyle, grazing, equestrian, racing or tree plantation to name a few. Accessed via an automated entry gate and long driveway, the double brick home instantly impresses with its sprawling single-storey design offering beautiful deep-set wraparound verandas. Interiors are enhanced by French sash windows easily flow from the foyer to living spaces including a lounge with a glorious open fireplace, sitting/dining, living, meals, and a state-of-the-art kitchen showcasing stone benchtops and island, extensive soft close cabinetry, premium appointments, and top appliances including a dual "ESSE" wood fire & electric range cooker. Outdoor entertaining and BBQ areas surround the swimming pool, fenced garden yard including easy-raised veggie gardens, and fruit trees. The residence comprises well sized 3 bedrooms plus a study includes main with separate dressing room and private study, and an ensuite, while the main bathroom consists of separate wet areas, shower, toilet and bath area. The self-contained guest/staff wing presents a substantial lounge, kitchenette, bathroom, and large loft for accommodation. The dwellings include solar hot water panels, reverse cycle heating, wood fire and open fireplace, double garage, storage and more. The property offers excellent infrastructure with plenty of room for a racetrack or training track (STCA). Infrastructure includes impressive shedding; an 18.2m x 12m clear span shed w. workshop area & mezzanine, a powered/plumbed/insulated garage with storage, and a 30m x 17m shed fitted with 7 large horse stables. Further amenities include hot wash bay, secure tack room, auto waterers, a 67 x 25 metre all weather menage, 5 large paddocks, 12 yards (including cattle yards), 3 dams, multiple water tanks (2 x 20000 gallon, 1 x 10000 gallon, and 1 x 5000 gallon) offering an immense fresh water supply. Ample water supply for extensive stock with auto troughs fed by bore. Surrounded by quaint country drives and mountain vistas, this property offers the sweet combination of rural tranquillity and plentiful family living close to major horse racetracks including Flemington, Moonee Valley, Kyneton, Melton, and Tabcorp Park, & award-winning wineries. Gisborne's town centre is set 7km away, boasting excellent access to the Calder Freeway and Western Highway, and easy proximity to Melbourne's CBD.